

5. HOUSING ELEMENT

GOAL 1: Provide opportunities for affordable and adequate housing to meet the needs of the existing and future populations of the Town.

OBJECTIVE 1: Continue to encourage and facilitate residential development in accordance with the Future Land Use Plan, and in an aesthetically and environmentally sound manner.

Policy 1-1 The Town shall investigate and implement, as appropriate, innovative land development regulations that afford flexibility in developing residential communities while maintaining adequate standards necessary to promote the health, safety and welfare of Town residents.

Policy 1-2 Land development regulations shall require the maintenance of properties and implement this requirement through code enforcement efforts.

Policy 1-3 Promote the aesthetic enhancement of residential neighborhoods through code enforcement, Safe Neighborhoods programs, and community awareness efforts.

OBJECTIVE 2: Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

Policy 2-1 Provide information and technical assistance to the private sector to maintain housing production capacity sufficient to meet the required needs.

OBJECTIVE 3: Encourage the preservation of identified conservation areas and the rehabilitation of substandard housing as identified in this element.

Policy 3-1 Seek Community Development Block Grant (CDBG), State Housing Initiatives (SHIP) Program, HOME or other funds to provide housing rehabilitation, home hardening, and barrier free modifications to income-eligible home owners in Davie, with emphasis on those living in the three (3) designated Target Areas. Publicize program to potential recipients.

3-2 Promote the conservation and rehabilitation of housing in the three (3) designated Target Areas, to improve the quality of life, through code enforcement efforts and the Neighborhood Revitalization Programs.

OBJECTIVE 4: Permit housing for low and moderate income families, mobile homes, and specialized housing opportunities in a wide range of residential categories of the Future Land Use Plan.

Policy 4-1 Review and evaluate the Future Land Use Plan and amendments thereto to insure that housing for low and moderate income families and mobile homes are adequately provided for in the residential category.

Policy 4-2 Permit alternative residential facilities, such as group homes, foster care homes, and congregate living facilities, in residential districts and deemphasize their placement in non-residential categories.

OBJECTIVE 5: Identify all historically significant housing in the Town of Davie by 1992.

- 5-1 Work with the Davie Historical Society and seek grant money from the Bureau of Historic Preservation to identify historically significant housing in the Town and provide owners with information on improving or maintaining these properties, pursuant to criteria established by applicable regulatory agencies.

OBJECTIVE 5: Promote the provision of affordable housing opportunities within the Town, and actively pursue the expansion of the Town's existing affordable rental and homeownership opportunities.

- Policy 5-1 Encourage developers of residential projects to utilize the Town's Affordable Housing Incentive Plan, and encourage the provision of at least 20% of all proposed units as affordable to the moderate, low, and very low income levels.
- Policy 5-2 Encourage infill and redevelopment projects which may provide affordable housing opportunities. Specific areas of infill and redevelopment may include the CRA, RAC, the TOC and the Driftwood Target Area. Such projects will be strongly encouraged to provide affordable housing units to meet the needs of all Town residents.
- Policy 5-3 Develop an Affordable Housing Trust Fund. The Fund shall be based upon local, state and regional affordable housing funds, as well as other public and private resources.
- Policy 5-4 Ensure land development regulations provide for zoning flexibility and increased density in areas where such flexibility and density is appropriate, as determined by the Town Council, in order to permit the mixing of land uses and the provision of multiple housing types for all income levels.
- Policy 5-5 Coordinate with County and State housing authorities to encourage a regional, fair share approach to addressing affordable housing.

OBJECTIVE 6: Actively encourage and promote the preservation of existing mobile home communities outside of the RAC as a source of affordable housing.

- Policy 6-1 Develop a set of incentives for mobile home park owners to preserve the existing mobile home communities, and actively inform park owners of the incentives.
- Policy 6-2 Encourage asset building among mobile home owners through shared ownership via the formation of non-profit cooperatives and community loan pools, so that owners may be able to gather enough buying power to purchase their own parks.
- Policy 6-3 As part of the ongoing efforts to provide additional affordable housing opportunities, the Town shall actively seek the development of housing alternatives for Town residents displaced by the closure of mobile home parks.
- Policy 6-4 For those mobile home communities most susceptible to redevelopment, such as the lease lot communities and communities which are in substandard condition, the Town shall begin pursuing affordable housing strategies in those communities.

- Policy 6-5 Research financing opportunities to develop the economic viability of mobile home communities within the Town, thereby ensuring they are profitable and are less susceptible to redevelopment efforts.
- Policy 6-6 Continue to evaluate the implementation of the recommendations of the Affordable Housing and Mobile Home Communities report provided by Carras Community Investment, Inc. for the Town of Davie Mobile Home Task Force.

OBJECTIVE 67: Formulate a Housing Implementation Program.

- Policy 7-1-~~6-1~~ Compile and monitor the programs and efforts herein described and referenced.
- Policy 7-2-~~6-2~~ Review regulatory and permitting processes for improvement and/or streamlining.

OBJECTIVE 8: Strive to fulfill the Town housing needs while promoting sustainable and energy efficient standards.

- Policy 8-1 The Town shall promote conservation programs and energy efficient practices that reduce housing operation costs for energy, sewer and water usage, and landscaping in new residential developments and redevelopment housing areas.
- Policy 8-2 The Town shall consider offering regulatory and financial incentives to encourage developers to use green building standards and energy efficient technologies.
- Policy 8-3 The Town will consider a “Green Living” program to local neighborhood Homeowner’s Associations, and provide assistance to HOAs wishing to implement the program when feasible.

Monitoring and Evaluation

The following procedures address the requirement of Chapter 9J-5, F.A.C., to provide monitoring and evaluation procedures for each element:

- Evaluate and, as necessary, amend adopted land development regulations to ensure adequate housing opportunities through conventional and innovative zoning techniques (Objective 1).
- Monitor development patterns, to verify the provision of a housing type variety, affordable to the projected population (Objectives 2 and 4).
- Assess maintenance activities associated with housing (Objective 3).
- Coordinate with appropriate agencies to ascertain the location and condition of all historically significant housing (Objective 5).
- Ongoing analysis shall be assured once Objective 6 is completed.

Insofar as the preponderance of data used in this element consisted of 1980 Census information, this element should be completely reevaluated subsequent to the receipt of the 1990 Census information.